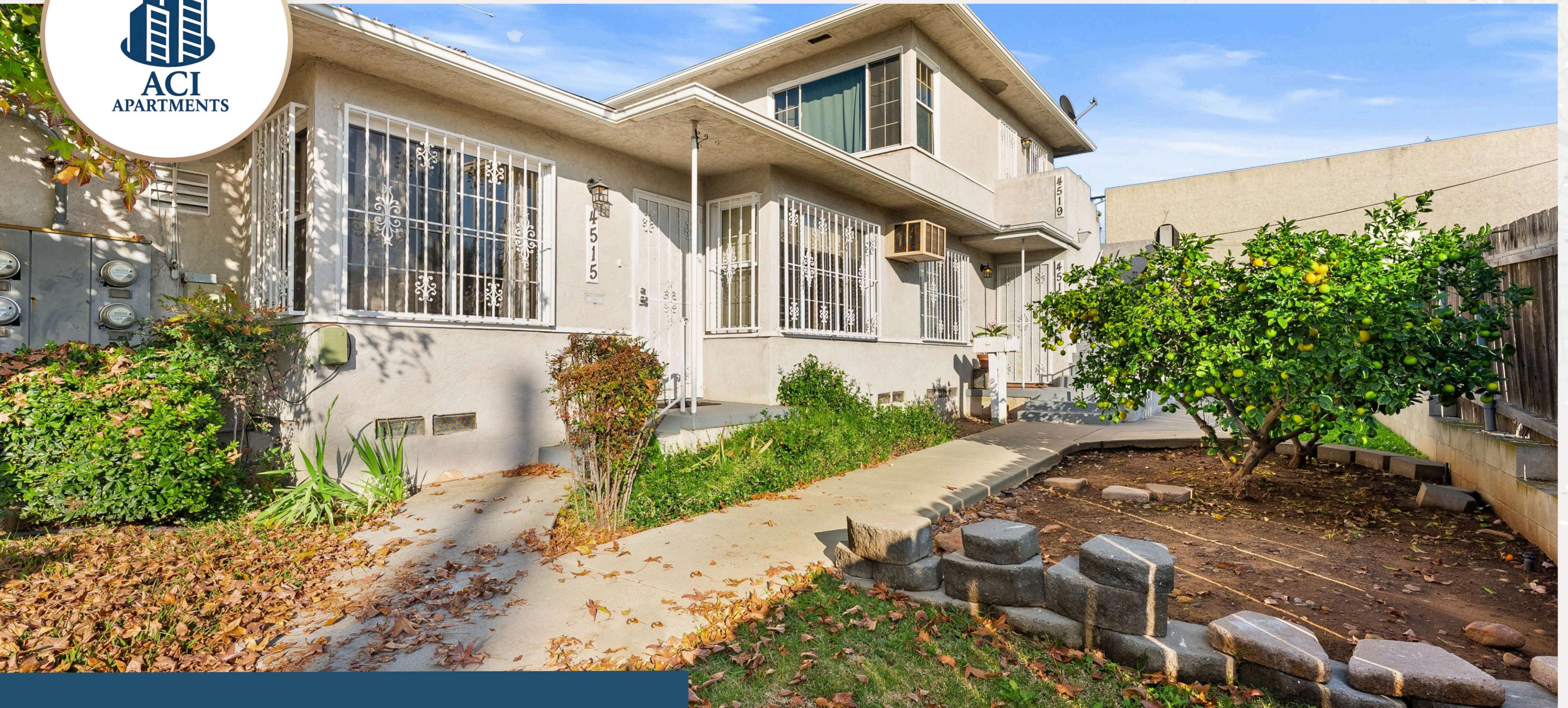




SAN DIEGO'S LEADING REAL ESTATE AGENCY AND INCOME BROKERAGE FIRM SINCE 1982



4513-19 55TH ST, SAN DIEGO, CA 92105



EXCLUSIVELY LISTED BY

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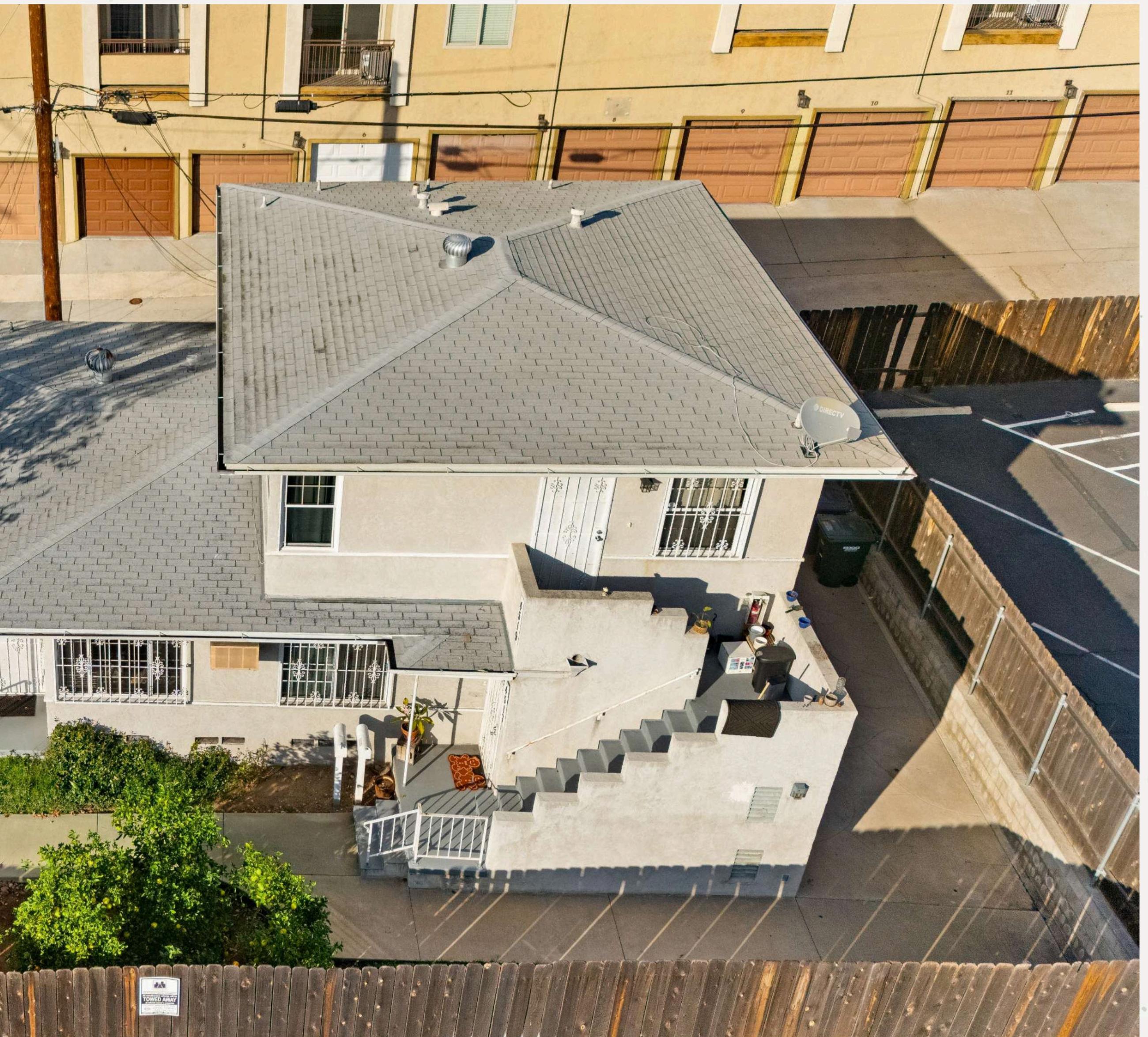
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01

PROPERTY OVERVIEW

THE OFFERING

4513-19 55TH ST, SAN DIEGO, CA 92105

AVAILABLE AT \$1,100,000

4-UNIT MULTIFAMILY PROPERTY

Located in City Heights, this 4-unit multifamily property at 4513–19 55th Street offers investors a well-maintained four-unit multifamily property in central San Diego. The property consists of a single residential structure built in 1948, with all units configured as 1BR–1BA layouts, a simple and efficient unit type that is easy to lease and manage.

All units include a full a size washer/dryer and have been updated with wood or vinyl plank flooring, quartz countertops, stainless steel appliances, and remodeled bathrooms. Each unit includes built-in wall air conditioning, an important comfort feature for tenants in this area.

The property has been well maintained, supporting stable ownership and reducing near-term maintenance concerns. Off-street parking allows for two tandem vehicles, a practical benefit in a dense residential neighborhood. One of the key demand drivers for this location is its proximity to San Diego State University, which supports a steady renter base of students, staff, and nearby workforce tenants. Combined with convenient access to transit, neighborhood services, and major roadways, the property offers a straightforward rental profile that is easy to understand and operate. The small unit count, uniform layout, and updated condition support a straightforward ownership profile and reliable rental income in a well-established central San Diego neighborhood.



02

SUMMARY OF BENEFITS





UNITS SUMMARY

Sale Price	Units	Lot Size	Rentable Sq Ft	Year built
\$1,100,000	4	3,750	1,848	1948

KEY FEATURES & INVESTMENT HIGHLIGHTS

ASSET OVERVIEW

- ✓ (4) remodeled 1BR-1BA units
- ✓ Constructed in 1948
- ✓ Well-maintained four-unit multifamily property in central San Diego

INTERIOR FEATURES

- ✓ All units updated with wood or vinyl plank flooring
- ✓ Quartz countertops and stainless steel appliances throughout
- ✓ Remodeled bathrooms in all units
- ✓ Built-in wall air conditioning in each unit
- ✓ Full size washer and dryer in each unit

PARKING

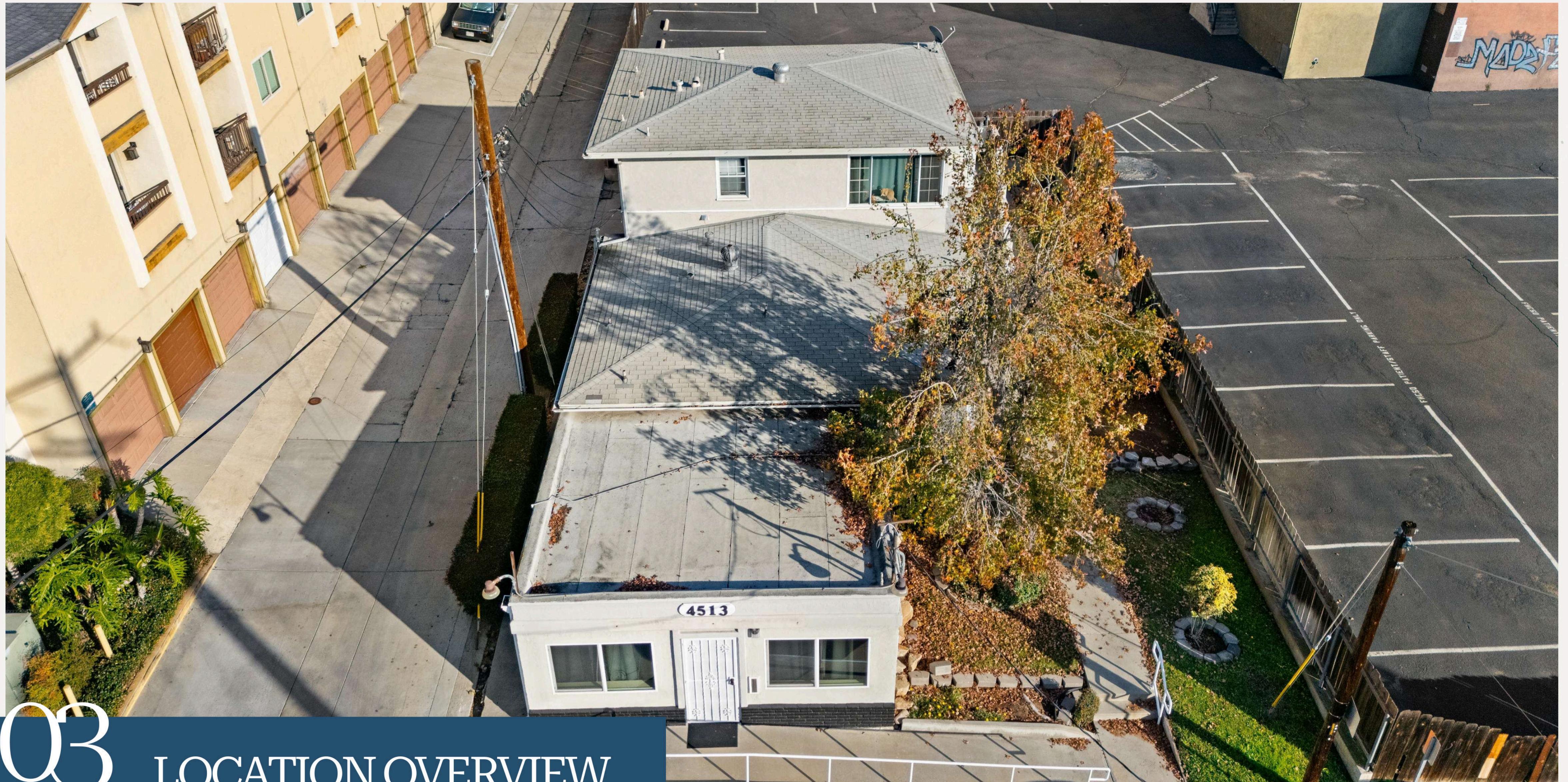
- ✓ Off-street parking for two tandem vehicles

LOCATION

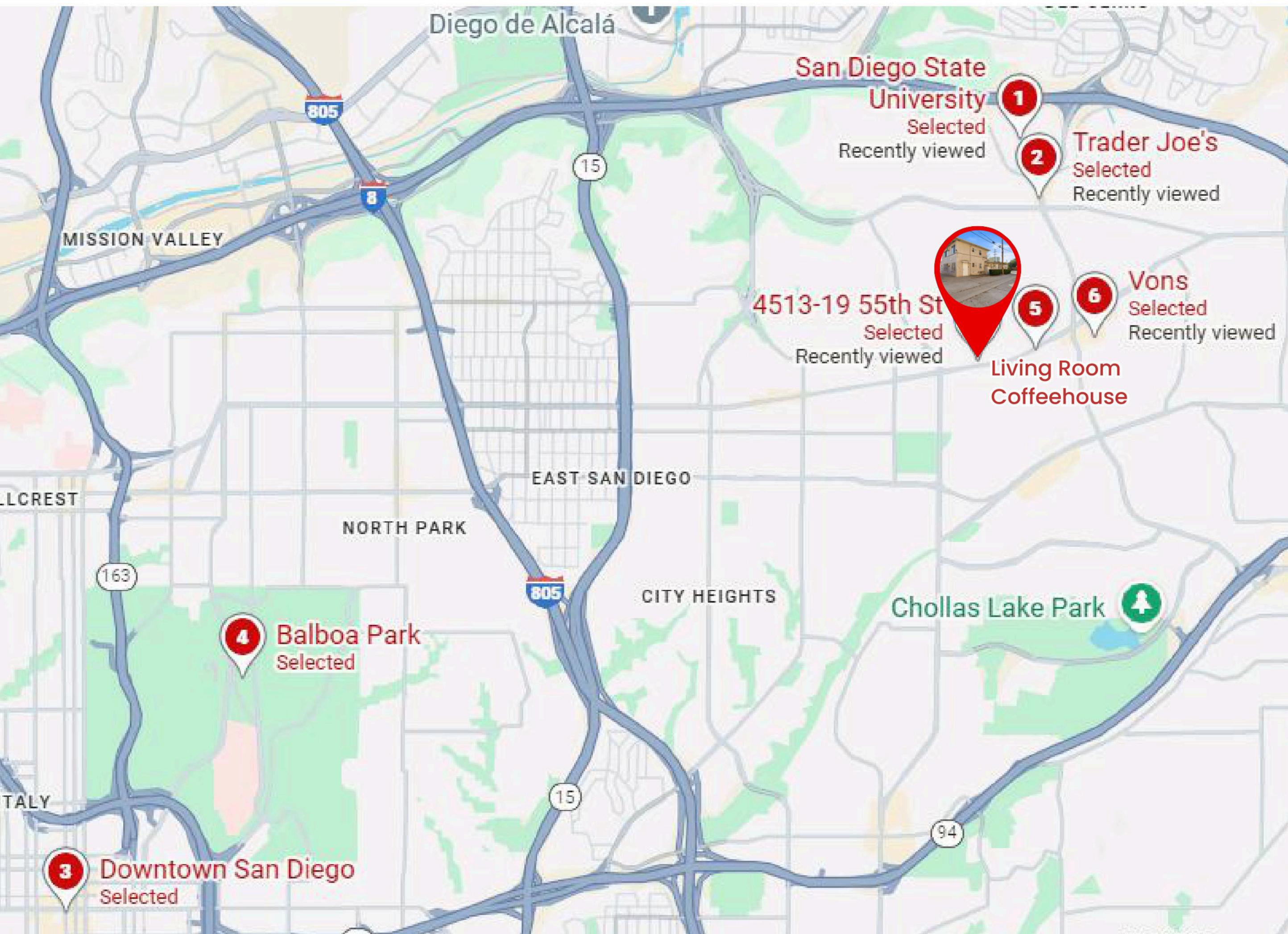
- ✓ City Heights location in central San Diego
- ✓ Proximity to San Diego State University, supporting consistent rental demand
- ✓ Nearby neighborhood amenities including grocery options such as Trader Joe's and Ralphs, along with local restaurants and everyday retail.

03

LOCATION OVERVIEW



LOCATION OVERVIEW



The property is located in **City Heights**, a centrally positioned neighborhood offering convenient access to employment centers, educational institutions, and daily amenities throughout San Diego. Its location provides efficient connectivity to surrounding submarkets while maintaining a residential character that supports consistent rental demand.

A key demand driver for the area is the property's proximity to **San Diego State University**, which contributes to a steady pool of renters including students, university staff, and nearby workforce tenants. This proximity supports year-round occupancy and reduces reliance on seasonal demand.

Residents benefit from nearby everyday conveniences, including grocery options such as **Trader Joe's and Vons**, as well as a variety of local restaurants, cafes, and neighborhood retail. Access to transit corridors and major roadways further enhances mobility for commuters and residents alike.

Overall, City Heights offers a balance of central location, practical affordability, and strong renter fundamentals, making it well suited for small multifamily ownership. The area's accessibility and diverse renter base support a straightforward leasing environment and reliable long-term demand.



04 FINANCIAL SUMMARY

INVESTMENT SUMMARY

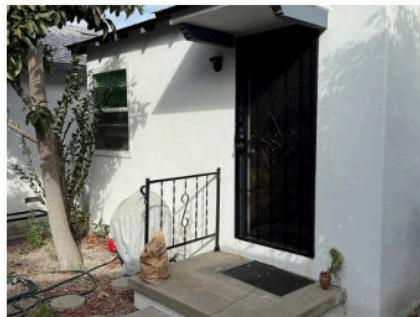
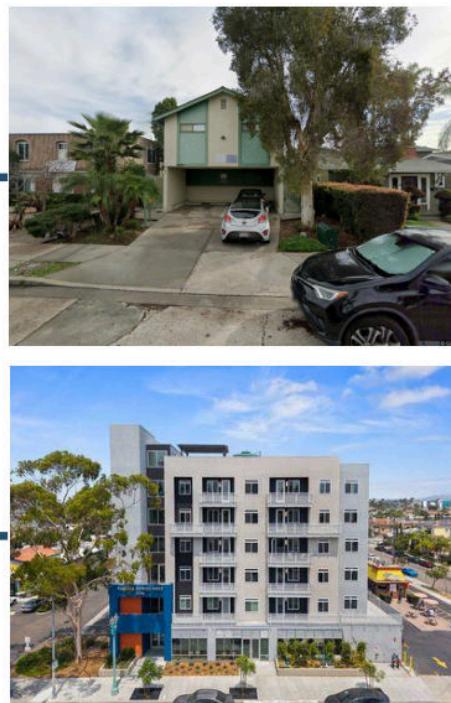
# Units		Address		City		State		Zip	Yr Built (Aprx.)	Lot Size	APN
4		4513-19 55th St		San Diego		CA		92105	1948	3,750	466-710-16-00
		GRM				CAP Rate %		Rentable			
Price	Current	Market	Current	Market	Current	Market	\$ / Unit	\$ / Sq Ft	Sq Ft		
\$1,100,000	13.00	11.95	5.10%		5.76%		\$275,000	\$595.24	1,848		
Estimated Average Monthly Income Analysis											
No.	Floor Plan	Rent	Total	Market	Total	Est. Sq.Ft.	Estimated Operating Expenses				
1	1br-1ba	\$1,650	\$1,650	\$1,795	\$1,795		Mgt-Off Site	\$0	Mgt-Of Site	\$0	
1	1br-1ba	\$1,800	\$1,800	\$1,958	\$1,958		Mgt-On Site	\$0	Mgt-On Site	\$0	
1	1br-1ba	\$1,650	\$1,650	\$1,795	\$1,795		Gas & Elec.	\$0	Gas & Elec.	\$0	
1	1br-1ba	\$1,950	\$1,950	\$2,122	\$2,122		Wrt & Swr	\$2,803	Wrt & Swr	\$2,803	
							Landscaping	\$1,600	Landscaping	\$1,600	
							Trash	\$196	Trash	\$196	
							Pest Control	\$192	Pest Control	\$192	
							Maintenance	\$4,000	Maintenance	\$4,000	
							Miscellaneous	\$400	Miscellaneous	\$400	
							Insurance	\$1,000	Insurance	\$1,000	
							Taxes	\$13,763	Taxes	\$13,763	
							Turnover Costs	\$960	Turnover Costs	\$960	
4	Actual	\$7,050		Market	\$7,670		Pool	\$0	Pool	\$0	
Garage Income		\$0			\$0		Reserves	\$1,000	Reserves	\$1,000	
Laundry Income		\$0			\$0		Total	\$25,914	Total	\$25,914	
Other Income		\$0			\$0		Total Per Est Sq Ft:	\$14.02	Total Per Est Sq Ft:	\$14.02	
Total Monthly Other Income		\$0			\$0		Total Per Unit:	\$6,478	Total Per Unit:	\$6,478	
Total Rental & Other Income		\$7,050			\$7,670		Total Per GSI:	31%	Total Per GSI:	28%	
Annual Operating Proforma						Financing Information					
		Actual		Market			Down Payment	41%		Amount	\$450,000
Gross Rental Income		\$84,600		\$92,045			Interest Rate	6.00%			
Plus Other Income		\$0		\$0			# of Years Amortized Over	30			
Gross Scheduled Income		\$84,600		\$92,045			Proposed Loan			Amount	\$650,000
Less: Vacancy Factor	3%	\$2,538		\$2,761			Loan Points	1%			
Gross Operating Income		\$82,062		\$89,283			Other Loan Costs	\$3,500			
Less: Operating Expenses		\$25,914		\$25,914			Debt Coverage Ratio	Current 1.20	Market 1.36		
Net Operating Income		\$56,148		\$63,370							
Less: First TD Payments		(\$46,765)		(\$46,765)			Contact Information				
Pre-Tax Cash Flow		\$9,384		\$16,605			Name: Ricardo Lopez	CalBRE# 01936528			
Cash On Cash Return		2.02%		3.57%			Phone: 619-736-0201	Email: ricardolopez@aciapartments.com			
Principal Reduction		\$7,982		\$7,982							
Total Potential Return		3.7%		5.3%			Property Description & Amenities				
Add'l Capital for Repairs (1st Year)		\$0		\$0							
Acquisition Costs		\$5,000		\$5,000							
Financing Costs		\$10,000		\$10,000							
Down Payment		\$450,000		\$450,000							
Total 1st Year Cost		\$465,000		\$465,000							



05 COMPARABLES

RENT COMPARABLE

Property	Asking Rent	Sq Ft	Unit Type	Price/Sq.ft.
4471 48th St – San Diego, CA 92115	\$2,100 / month	~650	1BR / 1BA	\$3.23
4433 Winona Ave #6 – San Diego, CA 92115	\$2,099 / month	650	1BR / 1BA	\$3.22
4496 Collwood Blvd #5 – San Diego, CA 92115	\$2,100 / month	681	1BR / 1BA	\$3.08
4041 Van Dyke Ave – San Diego, CA 92105	\$2,100 / month	500	1BR / 1BA	\$4.2
4184 45th St – San Diego, CA 92105	\$2,200 / month	~600	1BR / 1BA	\$3.5


SALE COMPARABLE

Property	Units	Sale Date	\$/Unit	CAP	Unit Type	Sale Price	GRM	Mix	\$/Sqft
 2813-15 46th St San Diego, CA 92105	3	10/3/25	\$333,200	4.93%*	1BR / 1BA	\$999,600	12.16	(1) 3br-1ba (1) 2br-1ba (1) Studio	\$665.95
 4112-14 Menlo St San Diego, CA 92105	3	5/27/25	\$360,000	6.1%*	1BR / 1BA	\$1,080,000	12.85	(1) 3br-1ba (1) 1br-1ba (1) Studio	\$732.20
3867 Menlo Ave San Diego, CA 92105	4	9/18/25	\$325,000	5.52%*	1BR / 1BA	\$1,300,000	12.32	(2) 2br-1ba House (3) 1br-1ba	\$433.33
3808-14 46th St San Diego, CA 92105	4	8/28/25	\$335,250	5.52%*	1BR / 1BA	\$1,341,000	10.86	(1) 2br-1ba (3) 1br-1ba	\$597.86



LISTED BY

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